

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

### July 10, 2014

### Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

**Craig Nicholson, Board President**, called the meeting to order at 6:02 pm.

#### **Board Members present:**

Jaime Escobedo

Howard Lange

Joe Mora

Also in attendance:

Mr. and Mrs. Honnold (unit 256)

James Nguyen from Bartlein & Co., Inc.

Bill Bold (Scribe)

Board Member Mary Scott tendered a letter of resignation to the Board. The Board unanimously **accepted** Ms. Scott's resignation.

Mr. and Mrs. Honnold (unit 256) requested a handicapped parking space be established in the Phase I parking lot, with reference to Mrs. Honnold's needs; Board discussed the request and **approved** handicapped parking space in Phase I parking area. Board reminded the Honnold's that this space will be available for anyone with a handicapped sticker and not just for their exclusive use.

**Meeting Minutes:** The **June Board Meeting minutes** (6/19/14) were **approved** as presented.

#### **Treasurer's Report:**

	<b>June 2014</b>	<b>YTD</b>
Total Income	65,230.32	403,346.47
Operating Expenditures	20,755.63	189,426.66
Reserve Expenditures	0.00	6,500.00
Total Expenditures	20,755.63	195,926.66
Transfer to Reserve	(44,474.69)	(207,366.81)
Transfer from Reserve	0.00	64.00
Total in Savings	1,447,878.83	
Total Assets	1,484,482.23	

James N. reported Operating Expenses are approximately 4.5+% below budget schedule. The June Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine **landscape maintenance**, plus solving a reclaimed water leak from Citrix, a main break repaired at buildings 7602 and 7606, kids mischief damaged drip system components, dead pine tree at bldg. 7630 (Board **approved** removal, up to \$600

cost and replanting three trees, up to \$500 cost) and James N. will arrange to have an tree company walk the grounds for trimming recommendations.

## Old Business

- **Unit exterior address numbers:** James N. reported the new, metal numbers were received from Capitol Hardware. Bid from Affordable Painting (\$1,611). Robert of Affordable is asking for an extra \$60 per building as project is more time consuming than originally projected.
- **Unit 213 CC&R violations:** Board discussed status of violation corrections by the homeowner.
- **Revised Resident Guidelines:** Board discussed guidelines and suggested one minor change; Board **approved** guidelines; James N. to distribute guidelines to homeowners electronically with email addresses when finalized by Board.

No other Old Business

## New Business

- **Pool area items:** James N. notified the Board that new SB City regulations (due to the drought) require the pool and Jacuzzi be covered when not in use. At this time, City of Goleta has not yet follow suit but may in the future. No action taken. Board discussed the possibility of a patrol service for monitoring the pool (evenings) and **approved** hiring a service for “drive by” monitoring (one month trial period) for up to \$1000 per month (JN to follow up); Board **approved** pool heater replacement (\$3500, with cupro/nickel option + labor).
- **Executive session summary from last month:** Small Claims, foreclosure, and litigation.

No other new business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:25 pm.

The next Board meeting is scheduled for Thursday, August 14, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe